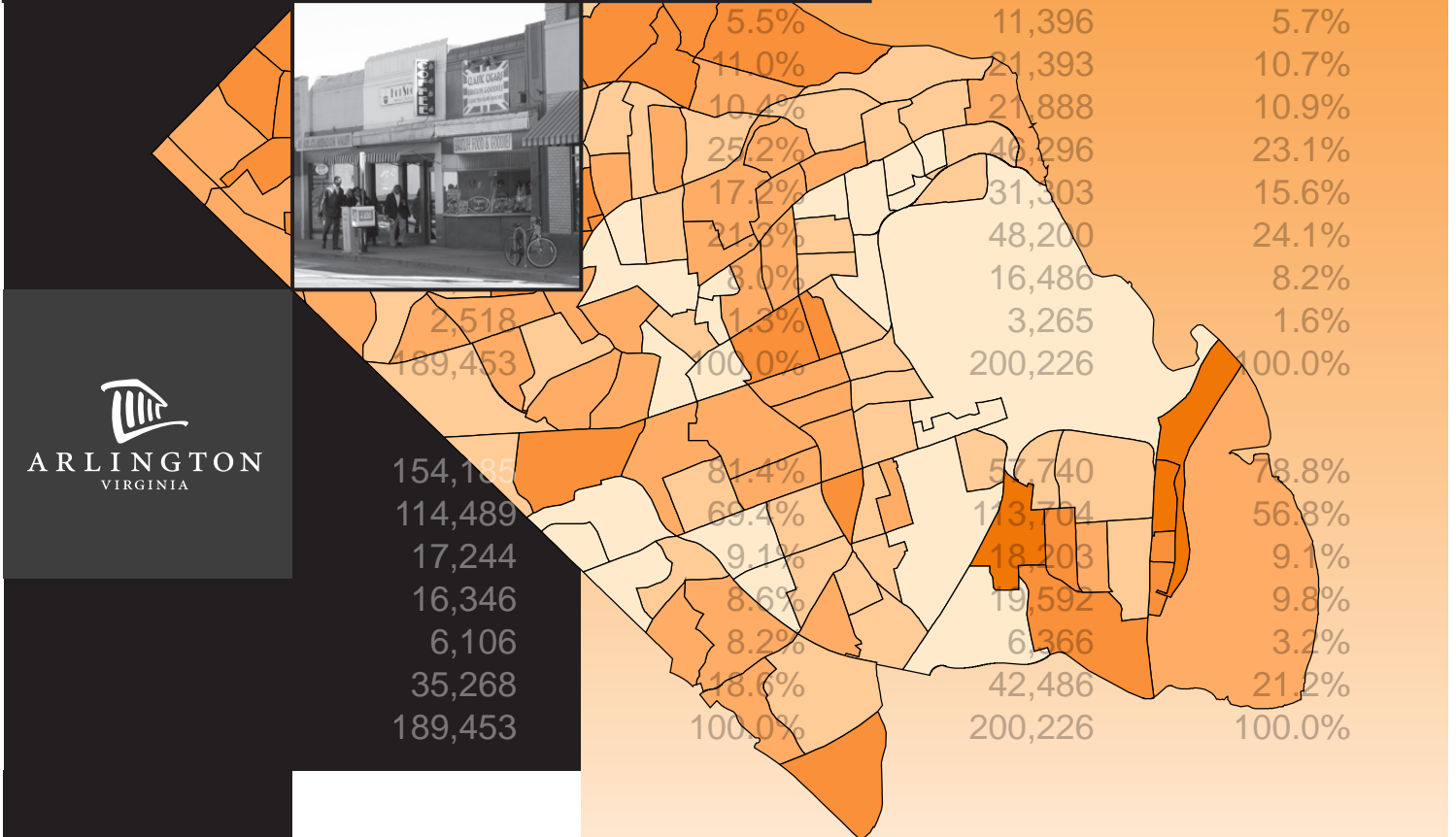




Arlington, Virginia



PROFILE 2006

Arlington is an urban county of about 26 square miles located directly across the Potomac River from Washington DC. No incorporated towns or cities lie within Arlington's boundaries. Originally part of the area surveyed for the nation's capital, the portion on the west bank of the Potomac River was returned to the Commonwealth of Virginia by the U.S. Congress in 1846. This area was known as Alexandria City and Alexandria County until 1920 when the county portion was renamed Arlington County.

Arlington had an estimated population of 200,226 on January 1, 2006, reflecting a 5.2% increase since 2000. It is among the most densely populated jurisdictions in the country with a population density of about 7,761 persons per square mile—higher than cities such as Seattle, Minneapolis and Pittsburgh. Arlington's population is racially, ethnically and culturally diverse. About 43% of Arlington's residents are Hispanic/Latino, African-American, Asian or multi-racial. More than one-quarter of residents were born outside the United States. Arlington County public school children speak more than 60 different languages. Arlington residents are among the most highly educated in the nation. In 2000, over 60% of adults age 25 and older had a bachelor's degree or higher and 30% had a graduate or professional degree.

Although perhaps best known to visitors as the home of the Pentagon and Arlington National Cemetery, Arlington boasts high quality residential neighborhoods. Residents are actively involved in the community. Arlington has 57 civic associations, dozens of citizen boards and commissions, and over 100 community service organizations. There are almost 200 public parks and playgrounds, 86 miles of biking/jogging trails, 14 community centers, 5 theaters and 8 libraries in Arlington for residents and visitors to enjoy.

Arlington's central location in the Washington DC metropolitan area, its ease of access by car and public transportation, and its highly skilled labor force have attracted an increasingly varied residential and commercial mix. Arlington has focused high-density commercial and residential development around Metrorail stations in the Rosslyn-Ballston and Jefferson Davis Metro Corridors, while maintaining lower density residential neighborhoods in the rest of the County.

Arlington had an estimated 199,731 jobs as of January 1, 2006. The federal government is the largest single employer in the County. Arlington's top 5 private employers are Virginia Hospital Center, Verizon, SAIC, Marriott International Inc. and US Airways. In December 2005, Arlington's unemployment rate was 2.1%.

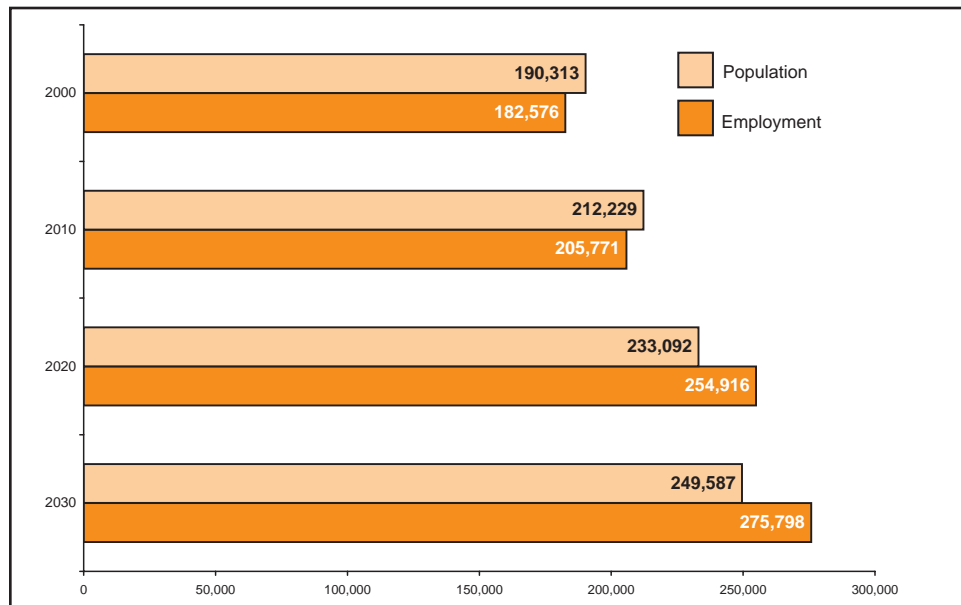
Arlington has more private office space than downtown Los Angeles, Atlanta or Seattle. In 2005, 837,471 square feet of office space was completed and 368,496 square feet of office space was under construction. The office vacancy rate in 4th quarter 2005 was 9.6%,



but the vacancy rates in some office markets, including Rosslyn, Clarendon/Court House, Virginia Square, and Pentagon City, were significantly lower.

Arlington's tax base is approximately evenly divided between commercial and residential properties, enabling the County to maintain one of the lowest property tax rates in the Washington DC region. In 2005, the tax rate was \$0.878 per \$100 of assessed value.

POPULATION AND EMPLOYMENT FORECASTS



Source: Arlington County Planning Division Round 7 Co-operative Forecasts. Employment figures reflect the likely impact of the Defense Base Closure and Realignment's 2005 Final Report.
* 2000 population figure is based on 2000 Census data adjusted for observed errors.

ARLINGTON IN THE DC METRO AREA



POPULATION

2006 Population (Planning Division Estimate) 200,226
2000 Population (U.S. Census Bureau) 189,453

AGE DISTRIBUTION (2000 and 2006 est.)

	2000		2006*	
Under 5	10,397	5.5%	11,396	5.7%
5 - 17	20,842	11.0%	21,393	10.7%
18 - 24	19,709	10.4%	21,888	10.9%
25 - 34	47,675	25.2%	46,296	23.1%
35 - 44	32,664	17.2%	31,303	15.6%
45 - 64	40,404	21.3%	48,200	24.1%
65 - 84	15,244	8.0%	16,486	8.2%
85 and Over	2,518	1.3%	3,265	1.6%
Total Population	189,453	100.0%	200,226	100.0%

RACE AND HISPANIC/LATINO ORIGIN (2000 and 2006 est.)

	2000		2006*	
Non-Hispanic/Latino	154,185	81.4%	157,740	78.8%
White	114,489	60.4%	113,704	56.8%
Black/African-American	17,244	9.1%	18,203	9.1%
Asian/Pacific Islander	16,346	8.6%	19,592	9.8%
Other/Multi-Racial	6,106	3.2%	6,366	3.2%
Hispanic/Latino	35,268	18.6%	42,486	21.2%
Total Population	189,453	100.0%	200,226	100.0%

Source: U.S. Census Bureau Census, 2000 Census of Population and Housing and Arlington Planning Division estimates.

*2006 figures may not sum due to rounding.

HOUSEHOLDS

2006 Households (Planning Division Estimate) 93,172
2000 Households (U.S. Census Bureau) 86,352

HOUSEHOLD SIZE (2000)

1 Person	35,216	40.8%
2 Persons	27,419	31.8%
3 Persons	10,432	12.1%
4 Persons	7,559	8.8%
5+ Persons	5,726	6.6%
Total Households	86,352	100.0%
Average Household Size	2.15	

HOUSEHOLD COMPOSITION (2000)

Non-Family Households	39,322	45.5%
With children under 18	17,774	20.6%
With children under 6 only	5,778	6.7%
With children age 6 - 17	11,996	13.9%
Non-Family Households	47,030	54.5%
Total Households	86,352	100.0%

Source: U.S. Census Bureau, 2000 Census of Population and Housing.
Data unavailable for 2006.



HOUSING UNITS

2006 Housing Units (Planning Division Estimate) 97,246

2000 Housing Units (U.S. Census Bureau) 90,426

TYPE OF HOUSING UNIT (2000 and 2006 est.)

	2000		2006*	
Single-family, detached	27,668	30.6%	27,766	28.6%
Single-family, attached	10,284	11.4%	10,405	10.7%
Multi-family (3+ units)	52,373	57.9%	59,027	60.7%
Other	101	0.1%	49	0.1%
Total Housing Units	90,426	100.0%	97,246	100.0%

Source: U.S. Census Bureau, 2000 Census of Population and Housing and Arlington Planning Division estimates.

*2006 figures may not sum due to rounding.

INCOME

ARLINGTON

2006 Median Household Income \$73,265

2006 Median Family Income \$91,728

2006 Per Capita Income \$60,595

Source: Arlington County Planning Division estimates.

2005 Effective Buying Income \$6.52 Billion

Source: Sales and Marketing Management, Survey of Buying Power, 2005.

WASHINGTON METROPOLITAN AREA

2006 Median Family Income \$90,300

Source: U.S. Department of Housing and Urban Development, Estimated Median Family Incomes for FY 2006, March 2006.

EDUCATION

PUBLIC SCHOOLS ENROLLMENT

(September 2005)

	No. of students
Elementary School (PreK - 5)	9,239
Middle/High School (6 - 12)	9,131
Stratford Program	41
Total (PreK - 12)	18,411

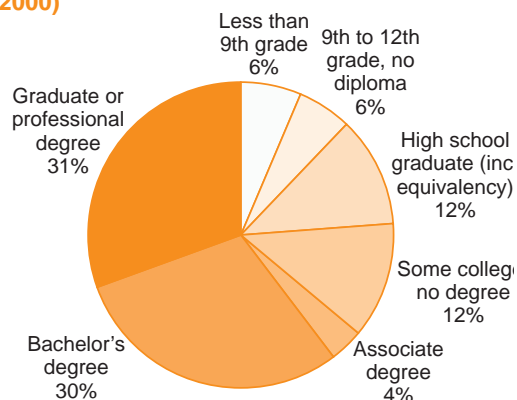
Expenditures per Pupil
(2005 - 2006) \$16,464

High School Graduates
Continuing Their Education 88%

Source: Arlington County Public Schools.

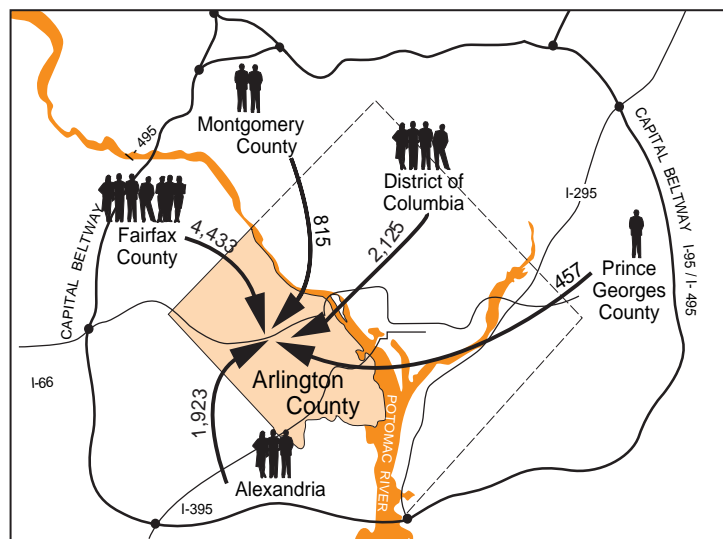
EDUCATIONAL ATTAINMENT

(2000)



Source: U.S. Census Bureau.

POPULATION MIGRATION - INFLOW (2003-2004)



From other parts of VA. 1,986

From other parts of MD 437

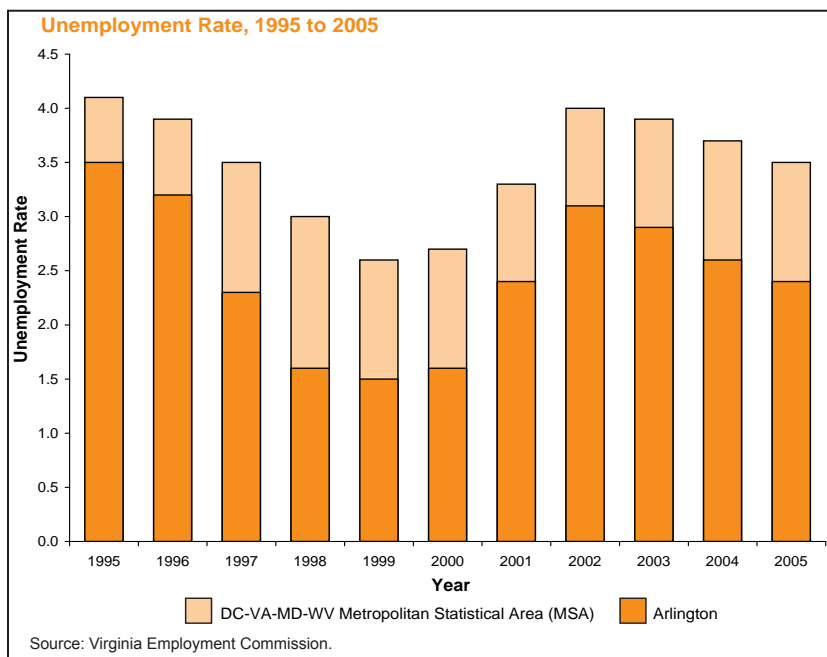
From other states 9,294

From other countries 1,005

Source: Internal Revenue Service.

LABOR FORCE & UNEMPLOYMENT

Civilian Labor Force (December 2005) 125,118
 Unemployment Rate (December 2005). 2.1%



AT-PLACE EMPLOYMENT

At-place employment refers to jobs located in Arlington.

AT-PLACE EMPLOYMENT BY INDUSTRY (2006)

Construction	5,176	2.6%
Retail Trade	10,657	5.3%
Transportation	9,708	4.9%
Information	6,787	3.4%
Finance and Insurance	4,109	2.1%
Real Estate and Rental/Leasing	6,684	3.3%
Professional and Technical Services	36,933	18.5%
Hospitality and Food Services	13,925	7.0%
Other Services	45,876	23.0%
Government	56,201	28.1%
All Other	3,676	1.8%
Total Jobs	199,731	100.0%

Source: Arlington County Planning Division estimates. Because of a change in industry classification, data are not comparable with earlier years.

GRADUATE PROGRAMS, COLLEGES AND UNIVERSITIES

Fall 2005 Enrollment

Marymount University.	3,873
George Mason University - Virginia Square campus	2,755
George Washington University - Crystal City campus	291
Strayer University	1,575
Art Institute of Washington	1,176
DeVry University - Crystal City campus.	585
Argosy University	908

Source: Arlington Economic Development.

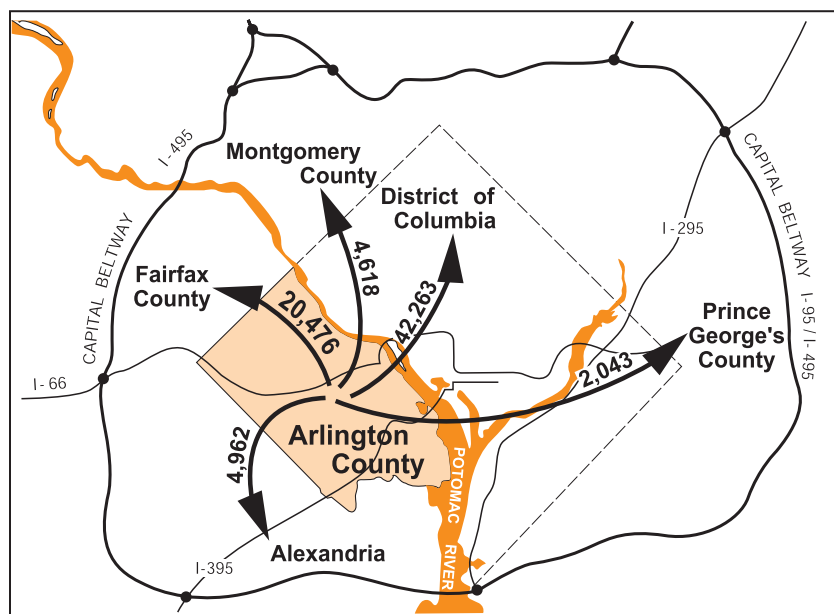


TOP 10 PRIVATE EMPLOYERS

Company	Arlington Employees January 2006
Virginia Hospital Center.	1,991
Verizon	1,850
SAIC	1,689
Marriott International, Inc..	1,680
US Airways	1,466
Lockheed Martin Corporation.	1,300
CACI	1,085
Hecht Company.	1,027
SRA Internation, Inc.910
Booz Allen Hamilton870

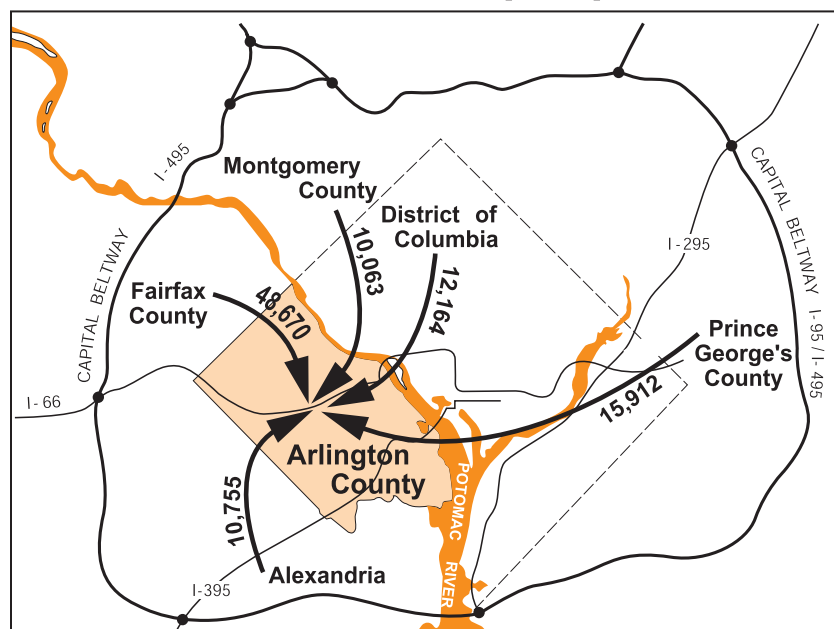
Source: Arlington Economic Development.

RESIDENTS WORKING IN OTHER JURISDICTIONS (2000)



To Prince William Co., VA	648
To Loudoun Co., VA	1,230
To other places in VA	3,264
To other places in MD	917
To other states.	1,047

RESIDENTS OF OTHER JURISDICTIONS WORKING IN ARLINGTON (2000)



From Prince William Co., VA	10,108
From Loudoun Co., VA	2,671
From other places in VA	8,272
From other places in MD	8,178
From other states	2,474

Source: U.S. Census Bureau.

SUMMARY OF NET NEW OFFICE CONSTRUCTION

Office Space in Square Feet of Gross Floor Area (GFA)

	Rosslyn-Ballston Corridor	Jefferson Davis Corridor	Metro Corridors Total
Pre-1960	510,611	0	510,611
1960 - 1969	3,943,779	2,544,107	6,487,886
1970 - 1979	1,245,417	3,064,442	4,309,859
1980 - 1989	8,542,520	5,736,089	14,278,609
1990 - 1999	3,461,971	438,928	3,900,899
2000 - 2005	3,111,170	7,100	3,118,270
Total Corridor GFA	20,815,468	11,790,666	32,606,134
Under Construction (as of Dec. 2005)	1,202,779	641,069	1,843,848

Total County GFA **41,070,188**

Office vacancy rate (December 2005)* 9.6%

Source: Arlington County Planning Division. *Source: Arlington Economic Development.

2005 APPROVED PROJECTS

The following projects were approved by the Arlington County Board in 2005:

BALLSTON

Washington-Lee High School - 358,102 s.f. other (educational)

CLARENDON

1200 North Irving Street - 18,299 s.f. retail, 155 residential units

Arlington Community Temporary Shelter - 21 residential units

COLUMBIA PIKE

5400 Columbia Pike Condominiums (FBC*) - 8,427 s.f. retail, 272 residential units

COURT HOUSE

Abingdon Heights - 252 residential units

National Science Teachers Association (NSTA) Office - 107,920 s.f. office, 10,000 s.f. retail

CRYSTAL CITY

North Tract Lofts - 184 residential units

Century Center (Century I and II***) - 8,264 s.f. retail

EAST FALLS CHURCH

The Easton - 6,490 s.f. retail, 214 residential units

LEE HIGHWAY

3565 Lee Highway - 1,232 s.f. office, 8,545 s.f. retail, 49 residential units

Fire Station #3 - 14,747 s.f. office

OTHER AREAS

Lyoncrest (URD**) - 5 residential units

2244 North Upton Street (URD**) - 2 residential units

TOTAL DEVELOPMENT APPROVED BY THE ARLINGTON COUNTY BOARD IN 2005:

123,899 s.f. office GFA 1,154 residential units

60,025 s.f. retail GFA 0 hotel rooms

358,102 s.f. other GFA

* FBC = Form-Based Code

** URD = Unified Residential Development

*** Site Plan Amendment

A complete report on 2005 development is available from the Arlington web site.



SUMMARY OF NET NEW RESIDENTIAL CONSTRUCTION

RESIDENTIAL UNITS

	Rosslyn-Ballston Corridor	Jefferson Davis Corridor	Metro Corridors Total
Pre-1960	4,958	514	5,472
1960 - 1969	1,263	3,613	4,876
1970 - 1979	378	2,167	2,545
1980 - 1989	8,524	2,014	10,538
1990 - 1999	6,179	684	6,863
2000 - 2005	4,577	1,894	6,471
Total Units	25,879	10,886	36,765
Under Construction (as of Dec. 2005)	1,007	798	1,805
Rental vacancy rate (2005)**	3.1%		

**Source: Arlington County 2005 Rent and Vacancy Survey.

HOUSING

HOUSING UNIT ESTIMATES AND FORECASTS BY METRO STATION AREA

	2000	2010	2020	2030
Rosslyn	6,212	7,270	8,558	10,481
Court House	6,048	7,211	8,494	8,762
Clarendon	680	2,957	4,248	4,431
Virginia Square	1,435	3,675	4,169	4,825
Ballston	6,744	7,852	8,539	9,306
Pentagon City	3,433	5,280	7,790	7,934
Crystal City	5,427	6,939	7,442	7,858
Arlington	90,842	105,850	115,952	123,959

Source: Arlington County Planning Division estimates.

AVERAGE ASSESSED VALUE (2006) - \$544,907

Single-Family Detached House	\$666,335
Single-Family Attached House, Townhouse	\$676,108
Condominium Townhouse	\$541,741
Condos & Cooperatives	\$367,328

Percent change in average assessment (2005 - 2006) 18.25%

Source: Arlington County Department of Real Estate Assessments.

AVERAGE RENT (2005) - \$1,375 per month

Efficiency	\$1,027
One Bedroom	\$1,231
Two Bedroom	\$1,606
Three Bedroom	\$1,929

Percent change in average rent (2004 - 2005) 5.0%

Source: Arlington County 2005 Rent and Vacancy Survey.

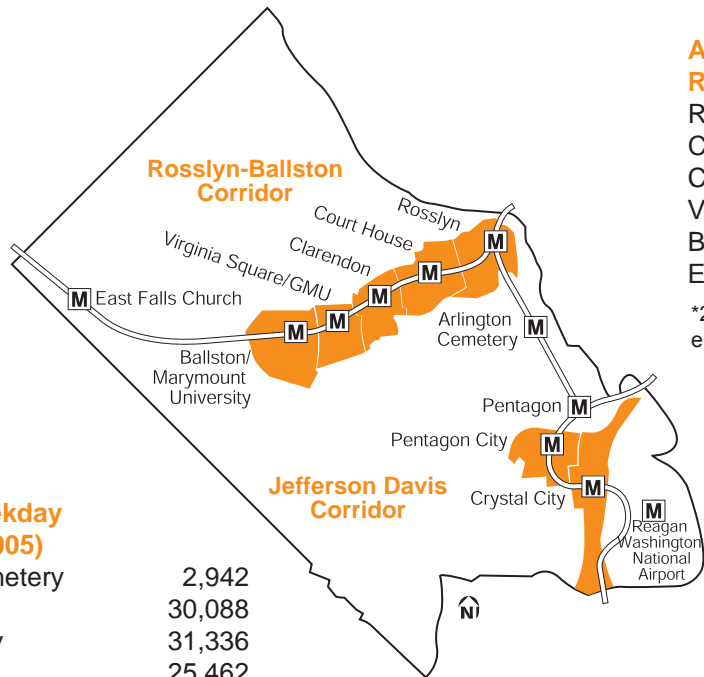
MAJOR RETAIL FACILITIES

	No. of stores	Sq. Ft.
Pentagon City Fashion Centre	171	818,623
Ballston Common Mall	102	482,472
Pentagon Center	9	336,791
Pentagon Row	45	300,000
Crystal City Retail	200	298,000
Market Common Clarendon	39	319,188
Village at Shirlington	39	156,335
Total retail sales (2005 Estimate)*		\$2.4 billion

Source: Arlington Economic Development, Woods & Poole Economics.*



METRORAIL



Average Weekday Ridership (2005)

Rosslyn	31,298
Court House	14,462
Clarendon	7,673
Virginia Square	6,522
Ballston	23,346
East Falls Church	7,851

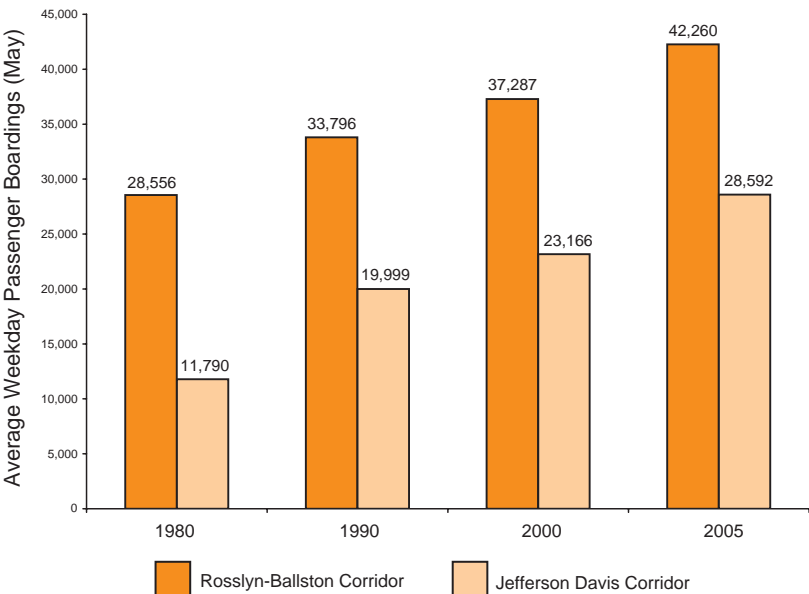
*2005 monthly averages of entrances (boardings) and exits

Average Weekday Ridership (2005)

Arlington Cemetery	2,942
Pentagon	30,088
Pentagon City	31,336
Crystal City	25,462
Reagan National Airport	11,398

Source: Washington Metropolitan Area Transit Authority.

Metrorail Boardings (1980 - 2005) Rosslyn-Ballston and Jefferson Davis Corridors



Source: Washington Metropolitan Area Transit Authority.

AIR (2005)

Airport	Distance From Arlington	Passenger Volume
Ronald Reagan Washington National Airport	In Arlington	17,847,884
Washington Dulles International Airport	25 Miles	27,052,118
Baltimore-Washington International Airport	34 Miles	19,740,000

Source: Metropolitan Washington Airports Authority; Baltimore-Washington International Airport.



ARLINGTON ATTRACTIONS

FINE ARTS AND HISTORY:

Arlington Arts Center, Arlington Symphony, Arlington Historical Society Museum, Children's Theatre of Arlington, Ellipse Arts Center, Gunston Arts Center, Le Neon Theatre, "Old Guard" Museum, Opera Theatre of Northern Virginia, Signature Theatre, Washington Shakespeare Company, Center Dance Company, Teatro de la Luna, Arlington Metropolitan Chorus, Rosslyn Spectrum, Thomas Jefferson Community Theater, Clark Street Playhouse, Metropolitan Gallery.

MAJOR MEMORIALS:

Arlington House, Arlington National Cemetery, Iwo Jima Memorial, Netherlands Carillon, Freedom Forum Journalists Memorial, Memorial to Women in the Military.

MAJOR PARKS, RECREATION AND COMMUNITY FACILITIES:

Custis Memorial and Four Mile Run Bike Trails, Bon Air Memorial Rose and Azalea Gardens, Sun Garden, Thomas Jefferson Community Center, Bluemont Tennis Complex, Gateway Park, Crystal City Water Park, Lubber Run Park, Farmers' Markets.

COMMUNITY FACILITIES

Libraries8
County Parks and Playground	192
Northern Virginia Regional Parks3
Community Centers	14
Nature Centers3
Bicycle Routes and Jogging Trails	86 Miles
Fire Stations	10
Senior Centers7

HOTELS & MOTELS

Number of Hotels/Motels	40
Number of Rooms	9,965
Square Feet of Meeting Space	287,389

Source: Arlington Economic Development.

LAND AREA & POPULATION DENSITY

Land Area	25.8 square miles (16,512 acres)
County Open Space	1,190 acres
Federal Open Space	1,150
Population Density (2006 est.)	7,761 persons/sq. mile
Elevation (Highest Point)	461 feet

Department of Community Planning, Housing and Development Publications

General Land Use Plan*
Development Capacity in Arlington's Metro Corridors*
Development in the Metro Corridors 2005*
Metro Station Area Demographic Profiles*

Sector Plans - Addenda and Updates: Rosslyn, Court House, Clarendon*, Virginia Square*, Ballston

Area Studies and Plans: Shirlington Crescent - Four Mile Run: Vision 2030*, Ft. Myer Heights North Plan*, Columbia Pike (Revitalization Plan Update 2005, Special Revitalization District Form Based Code), Rosslyn to Court House Urban Design Study*, Lee Highway/Cherrydale Revitalization Plan, North Quincy Street Plan, Nauck Village Center Action Plan

Annual Rent and Vacancy Rate report*
Arlington County Consolidated Plan for FY 2005*
Retail Action Plan
2000 Census Highlights: Overview*
2000 Census Highlights: Foreign-Born Population*

Planning Information Reports: Single-Family Construction*, Development Highlights 2005*, Arlington County and the Region: Highlights from the 2000 Census*

Planning Research Briefs: Commuting*, Employment & Wages*

*Available from the Arlington web site.



USEFUL WEB ADDRESSES AND PHONE NUMBERS

U.S. Census Bureau

www.census.gov

The U.S. Census Bureau collects and reports demographic and economic data for the nation, states, counties and cities

Arlington County Census Data

www.arlingtonva.us

Under the "Maps & Data" topic, click on Census data.

Weldon Cooper Center for Public Service (434) 982-5522

www.coopercenter.org

Data and research on the Commonwealth of Virginia and Virginia counties and cities.

Virginia Employment Commission (804) 786-1485

www.vec.state.va.us

Labor market and employment data for the Commonwealth of Virginia and Virginia counties and cities.

Northern Virginia Regional Commission (703) 642-0700

www.novaregion.org

Information on demographics, transportation, environmental services and human services for Northern Virginia.

Metropolitan Washington Council of Governments (202) 962-3200

www.mwcog.org

Population, housing, transportation, and health and human services information for the Washington DC region.

Visit the Arlington web site at:



www.arlingtonva.us

Arlington County Government Frequently Called Numbers

County Manager's Office (703) 228-3120

County Board Office (703) 228-3130

Department of Community Planning, Housing and Development

Planning Division (703) 228-3525

Zoning Office (703) 228-3883

Code Enforcement (703) 228-3232

Inspection Services (703) 228-3800

Housing Division (703) 228-3760

Housing Information Center (703) 228-3765

Neighborhood Services (703) 228-3830

Arlington Economic Development (703) 228-0808

www.arlingtonvirginiausa.com

Visitors and Convention Services (800) 296-7996

Department of Environmental Services (703) 228-6570

Department of Parks and Natural Resources (703) 228-6525

Department of Recreation and Cultural Resources (703) 228-3322

Arlington County Public Library (703) 228-3348

The PROFILE is published annually by the Planning Research, Analysis and Graphics Section of the Department of Community Planning, Housing and Development. For further information on the PROFILE and other demographic and development data and publications, please contact the Planning Division at (703) 228-3525 or PRAT@arlingtonva.us